

SCHEDULE A

All that certain piece or parcel of land lying, situate and being in the Town of New Windsor, Orange County, New York, as shown on a map entitled "Ted Buhl Airstrip Parcel Final Subdivision Plan" said map having been filed in the Orange County Clerk's Office on September 26, 1985 as Map No. 7261, being more particularly described as follows:

BEGINNING at a point in the westerly line of Toleman Road where said line is intersected by the northerly line of Piper Drive, as shown on the above-referenced map, running thence, the following courses:

1. Along the westerly line of Toleman Road, S 21° 10' 40" W, 25.00' to a point;
2. Along the center line of Piper Drive, said line being the division line between the parcel herein described and Lots #5 & 6, as shown on the above referenced map, N 68° 49' 20" W, 77.35' to a point;
3. Still along the same, N 64° 14' 20" W, 174.36' to a point;
4. Still along the same on a curve to the right having a radius of 162.5' a distance of 238.24' to a point;
5. Still along the same N 19° 45' 40" E, 239.00' to a point;
6. Along the division line between the parcel herein described and lot #7, as shown on the above referenced map, N 58° 50' 10" E, 70.00' to a point;
7. Still along the same, N 19° 45' 40" E, 107.00' to a point;
8. Still along the same, N 78° 06' 25" E, 105.87' to a point;
9. Along Lands now or formerly of Xania, S 19° 59' 45" W, 270.00' to a point;
10. Still along said lands, S 60° 17' 00" E, 133.59' to a point;
11. Along lands now or formerly of Miller, S 25° 45' 40" W, 310.13' to a point in the northerly line of Piper Drive;
12. Along said line, S 64° 14' 20" E, ^(88.33) 86.33' to a point;
13. Still along said line, S 68° 49' 20" E, 76.74' to the point or place of BEGINNING.

CONTAINING 2.51 Acres of land, more or less.

Subject to the rights of others over the portion of Piper Drive as shown on the above referenced filed map, lying within the above described parcel.

It is the intent herein that no right of ingress and egress over Piper Drive to Toleman Road shall be conveyed to the grantees.

The premises are also shown and described on a certain map prepared by Elias D. Gravas, L.S. filed September 26, 1985 in the Orange County Clerk's Office as Map No. 7261.

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Standard N.Y.S.T.U. Form 2007
Bargain & sale deed, with warranty against grantor's title—Ind. or Corp.

JULIUS BLUMBERG, INC.—LAW BLANK PUBLISHERS
60 RICHMOND PL. AT BROADWAY, N. Y. C. 10006

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 24th day of December, nineteen hundred and eighty seven
BETWEEN TED BUHL, residing at 1 Cornwell Avenue, Cornwall on Hudson,
New York 12520,

TD 33-17955

party of the first part, and

DANIEL J. MILLER and CAROL A. MILLER, ^{*his wife*} residing at Toleman
Road, Washingtonville, New York 10982,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

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lawful money of the United States, and other good and valuable consideration paid

by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or
successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,
lying and being in the

SEE SCHEDULE A ATTACHED HERETO AND MADE
A PART HEREOF

Section 8. Classification of streets.

The Town Planning Board shall determine and designate into which of the three (3) following classifications each proposed subdivision street falls on the basis of the criteria hereinafter set forth:

- A. Suburban-type street
- B. Rural-type street
- C. Private roads

Section 9. Determining criteria.

C. Private road

(1) A private road shall be defined as a road privately owned and maintained as an accessway from more than one (1) driveway, up to four (4) driveways to a public road or street. Up to two (2) additional lots may use the private road (if a private agreement so allows) provided those two (2) additional lots have the minimum required frontage on a public road.

(2) Private roads shall only be proposed for approval to serve lots for single family use.

(3) No subdivision may contain more than one (1) private road.

(4) In order to create in excess of four (4) lots on an existing private road, said private road shall have first been improved to the current applicable Street Specifications, dedicated to and accepted by the Town of New Windsor or other Governmental authority in which case it shall cease to be a private road.

(5) The Town Planning Board shall not approve the use of a private road in any subdivision if it is determined that the use of said private road is not consistent with the health, safety, welfare and convenience of the proposed users of the road and the people of the Town of New Windsor in general.

(6) To the extent practicable, the owner of any lot having access only to an approved private road shall be the owner of the portion of the private road adjacent to his lot to the center line of said private road, unless such other ownership provisions have been shown on the filed subdivision plat, as approved by the Planning Board.

(7) In all cases, dimensions used in determining compliance with the Zone Bulk Regulations (setbacks, frontage, etc.) shall be measured from, or along, the right-of-way lines indicated for the Private Road.

(8a) Where a subdivision containing a private road is approved and filed with the Orange County Clerk, such subdivision plat shall contain a note clearly stating that the subdivision contains a private road which the Town of New Windsor has no responsibility to maintain, provide services for nor make any improvements to; all such costs shall be borne by the property owners using said road in accordance with the terms of a maintenance declaration or agreement, as referenced hereinbelow.

(8b) All private roads will have provisions for the maintenance of the private road, drainage facilities and other improvements incorporated in a maintenance declaration or agreement which shall be recorded in the Orange County Clerk's Office at the time of the filing of the subdivision plat and prior to the transfer of any subdivision lot.

(8c) A private road may not be offered for dedication to the Town unless the owners of the private road shall first have caused it to meet or exceed the specifications set forth in this local law for acceptance by the Town of New Windsor.